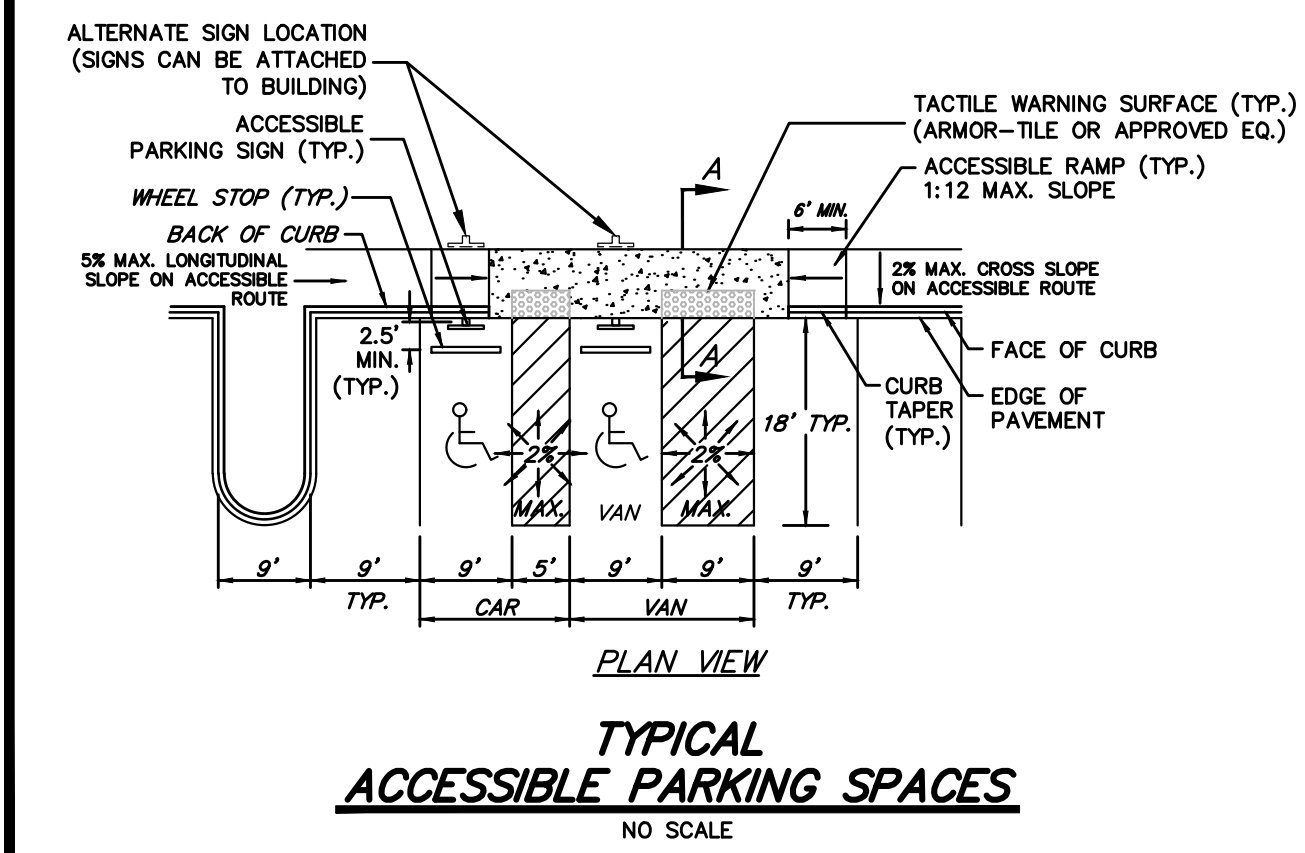
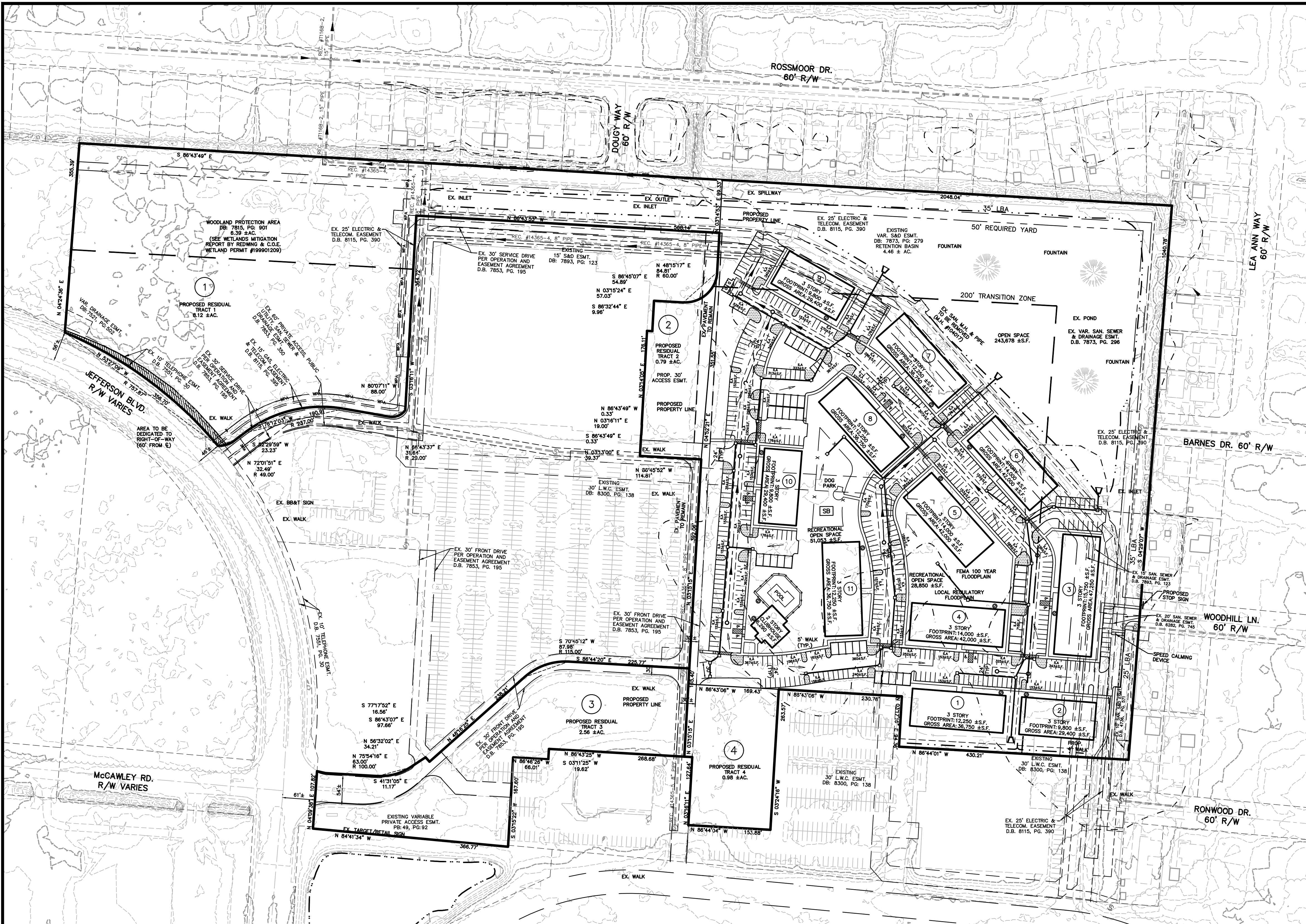




EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

NOTE:
FOUR RESIDUAL TRACTS WILL BE CREATED. TRACT 1 IS THE WOODLAND PROTECTION AREA CONTAINING A PORTION OF THE EXISTING DETENTION BASIN THAT LIES BEHIND THE EXISTING TARGET. TRACTS 2, 3 & 4 ARE FUTURE DEVELOPMENT/RETAIL LOTS.

PROJECT DATA:

FORM DISTRICT	RC
EXISTING ZONING	C2
EXISTING LAND USE	VACANT
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
TOTAL LAND AREA	19.15± AC.
RESIDUAL TRACTS 1-4 (NOT INCLUDED)	
NO. OF DWELLING UNITS	264 (1, 2 & 3 BEDROOM)
BUILDING HEIGHT (150' ALLOWED)	3 STORY/ 45±
DENSITY (MAX. 145 D.U./AC.)	13.78 D.U./AC. OVERALL
	7.2 - 1 BEDROOM UNITS
	192 - 2+ BEDROOM UNITS
OPEN SPACE REQUIRED	125,160 S.F. (15%)
OPEN SPACE PROVIDED	323,581 ±S.F.
REC. OPEN SPACE REQUIRED	62,580 S.F. (7.5%)
REC. OPEN SPACE PROVIDED	79,903 ±S.F.
PARKING REQUIRED	396-792 SPACES
MIN. 1.5 SP. / D.U.	
MAX. 3 SP. / D.U.	
PARKING PROVIDED	518 SPACES
INCLUDES:	
40 GARAGE SP.	
10 HDOP SP.	
478 SURFACE SP.	
PARKING AREA RATIO	1.96 SP./UNIT

LANDSCAPE DATA:

V.U.A	173,215± S.F.
I.L.A. REQUIRED (7.5% X VUA)	12,991 S.F.
I.L.A. PROVIDED	15,413± S.F.

TREE CANOPY DATA:

GROSS SITE AREA	834,399± S.F.
TREE CANOPY CATEGORY	CLASS C
EXISTING TREE CANOPY	0± S.F. (0%)
EXISTING TREE CANOPY TO BE PRESERVED	0± S.F. (0%)
TOTAL TREE CANOPY REQUIRED	166,880 S.F. (20%)
TREE CANOPY TO BE PLANTED	166,880± S.F. (20%)

DETENTION CALCULATIONS

2.9/12 (0.83-0.35) (19.15) = 2.26 AC.FT.

IMPERVIOUS SURFACE

PROPOSED IMPERVIOUS	312,261± S.F.
PROPOSED PERVIOUS	522,138± S.F.

WAIVER REQUEST

A WAIVER OF 10.2.4.B OF THE LDC IS REQUESTED TO ALLOW A GREATER THAN 50% OVERLAP OF THE PERIMETER LBA WITH THE EXISTING SANITARY & SEWER DRAINAGE EASEMENT IN THE NORTHEASTERN CORNER OF THE PROPERTY ALONG THE PROPERTY PERIMETER.

LEGEND

673	EXISTING CONTOUR
OHU	EXISTING TREE LINE
UGU	EXISTING OVERHEAD UTILITY
X	EXISTING UNDERGROUND UTILITY
---	EXISTING FENCE
---	EXISTING SANITARY SYSTEM
→	PROPOSED FLOW ARROW
□	PROPOSED STORM SYSTEM (CONCEPT)
○	PROPOSED SANITARY SYSTEM (CONCEPT)
●	PROPOSED PROPERTY SERVICE CONNECTION
SF	PROPOSED SILT FENCE
SB	PROPOSED SEDIMENT BASIN
---	200' TRANSITION ZONE
---	LOCAL REGULATORY FLOODPLAIN
---	FEMA 100 YEAR FLOODPLAIN
---	PROPOSED GARAGE

LOCATION MAP

NO SCALE



GENERAL NOTES:

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER / DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES-PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
- SIGNATURE ENTRANCE WALLS AND IDENTIFICATION SIGN SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 AND 8 OF THE LDC.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROTECTED OPEN SPACES (e.g. CONSERVATION EASEMENTS, GREENWAYS, OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT OF WAYS PER CHAPTER 4.1.3 OF THE LDC.
- ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
- ALL RADI TO BE 4.5' UNLESS OTHERWISE INDICATED.
- BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
- ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE 5' WIDE MINIMUM.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- ALL EXISTING STRUCTURES AND DRIVEWAYS ON SITE TO BE REMOVED.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- IN ACCORDANCE WITH 4.9 OF THE LDC, A KARST SURVEY OF THE SITE WAS PERFORMED BY MARK SITES, PE, ON OCTOBER 28, 2015. NO KARST FEATURES WERE OBSERVED.
- EXISTING ON SITE UTILITIES WILL BE RELOCATED/REALIGNED AS NEEDED.

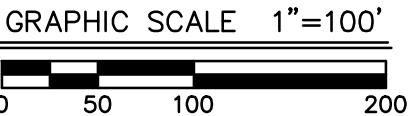
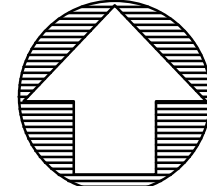
MSD NOTES:

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WQTC BY CONNECTION, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE / STORM WATER DETENTION: DETENTION TO BE PROVIDED ON SITE IN EXISTING RETENTION BASIN AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- EROSION & SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (21111C0094E).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- KDOW AND COE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ALL LOWEST FINISHED FLOORS SHALL BE AT 474 ELEVATION.
- RUNOFF VOLUME COMPENSATION AND FLOODPLAIN VOLUME COMPENSATION PROVIDED ON SITE AT A RATIO OF 1:1.5:1 RATIO. VERIFICATION OF THE VOLUME PROVIDED MAY BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- LOCAL REGULATORY FLOODPLAIN WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- MSD CONSTRUCTION BOND WILL BE REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

PUBLIC WORKS AND KTC NOTES:

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS R/W.
- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A STANDARD SPECIFICATIONS, THE "SPECIAL NOTE FOR DETECTABLE WARNINGS FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWINGS FOR SIDEWALKS AND PER "KY" STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE R/W.
- A CROSSOVER AGREEMENT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL FROM TRANSPORTATION PLANNING.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT OF WAY.

CASE # 15DEVPLAN1147
PREVIOUS CASE #9-41-88
MSD WM #7467



DEVELOPER
HIGHGATES
119 GLEN PARK AVE.
TORONTO, ON. M6B2CD
CANADA

OWNER
JEFFERSON FRINGE LAND LP
25425 CENTER RIDGE RD.
CLEVELAND, OH. 44145

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
COVINGTON BY THE LAKE
7321 JEFFERSON BOULEVARD
LOUISVILLE, KY. 40219
TAX BLOCK: 3634 LOT: 2
DEED BOOK: 7588 PG: 705

Revisions	PER AGENT COMMENTS	REVISED LAYOUT & AGENCY COMMENTS	PER AGENT COMMENTS
5/29/15		2/22/16	
5/29/15		3/7/16	

Vertical Scale: N/A
Horizontal Scale: 1"=100'
Date: 9/4/15
Job Number: 3297
Sheet
1
of 1

Mindel, Scott & Associates, Inc.
Planning • Engineering • Surveying • Landscape Architecture
Utility Consulting • Property Management
551 Jefferson Boulevard Louisville, KY 40219
Phone: (502) 485-1800 Fax: (502) 485-1801 Email: mindel@msa-inc.com

MSA